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DESIGN & ACCESS, AND PLANNING STATEMENT

Warlands Barn Conversion

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APPENDICES

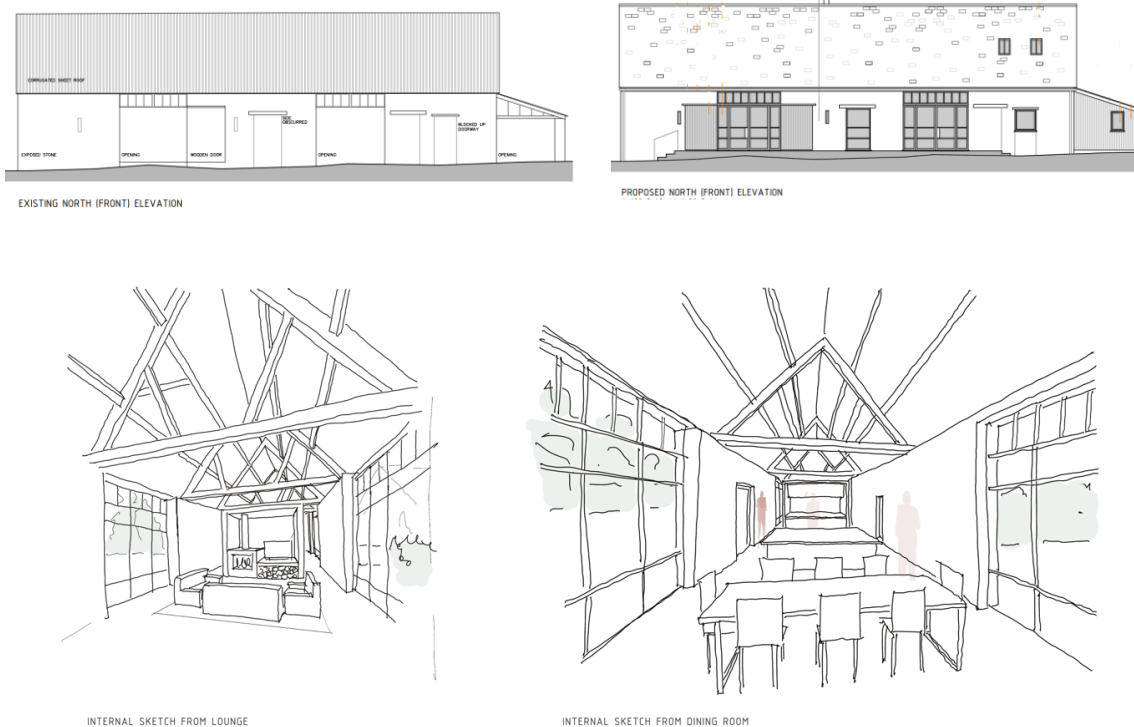
- 1) Extract of Island Plan Core Strategy Proposals Map
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1.0 INTRODUCTION AND PROPOSAL

- 1.1 Warlands Farm is in the village of Shalfleet, within the built form of the village, in close proximity to the shop and relatively close (walking distance) to the church, pub and bus stops providing a good service between Freshwater/Yarmouth and Newport.
- 1.2 The Site is accessed from Warlands Lane with a pedestrian entrance to the farmhouse and a separate access for vehicles. Within the site is a concrete drive leading towards the west of the barn, subject of this application. A path extends to the adjacent farmhouse via a pedestrian gate. A rubble track leads from the drive close to the entrance, southwards to the east of the barn.
- 1.3 The subject building – the barn – is a Grade II Listed Building situated to the east of Warlands Farmhouse, which is also a Grade II Listed Building. Both the barn and the farmhouse are stone built and the barn has a lean-to structure to its west elevation. The barn is set into the Site with grassed areas to the front, and to either side of the drive. However, a section of this area to the west of the drive comprises hardstanding but where grass has grown over. See Appendix 2 for photos of the site.
- 1.4 There is an existing boundary wall between the farmhouse and garden and the barn, with another stone barn on the boundary towards the front of the Site. A stone boundary wall extends along the front of the Site.
- 1.5 A further stone barn is situated close to the eastern boundary towards the front of the Site. Behind this is the remnants of a building, with a concrete base and gable end still in situ.
- 1.6 The historical assets are discussed further within the accompanying Heritage Statement.
- 1.7 There are several trees within the overall Site although these are mainly towards the rear (south) and western boundaries. None are protected.
- 1.8 The rear of the Site is not readily visible from any public vantage points with the trees and vegetation around the boundaries and that there are no roads or public rights of way some distance away and not offering views into the Site.
- 1.9 Other than the listed building designations, the Site is not covered by any other formal designations.

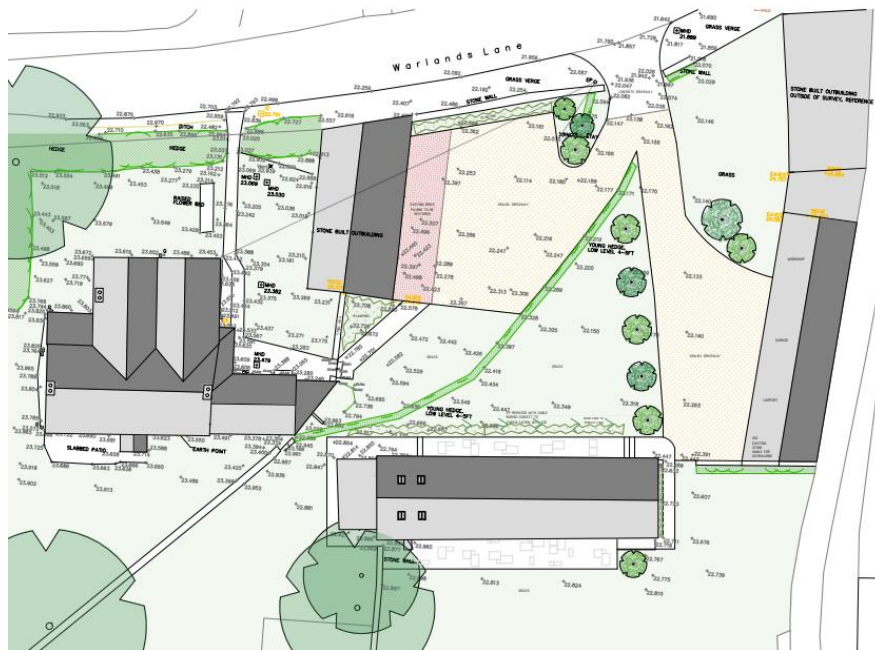
Proposal

- 1.10 The barn is redundant. Formerly it was used for agriculture but is now separated from agricultural land. The proposal is to re-use the redundant building, a building worthy of retention, as per the listed building designation, and will be sympathetically converted into a dwelling, protecting/enabling the heritage asset.
- 1.11 The integrity of the building will be retained, utilising the existing openings and doors and with the retention of the stone elevations and use of suitable materials. The accompanying structural report concludes the barn is suitable for conversion into a dwelling.



- 1.12 The site will be suitably subdivided, including native hedging to the front, and with appropriate garden areas for both the farmhouse and the converted building.
- 1.13 A carport/storage structure would be located to the rear of and directly adjacent the stone outbuilding towards the eastern boundary. This would be a traditional design with timber posts and a pitched slate roof. The carport will be situated on the existing concrete base of the previous building that occupied this space. The northern section will be closed off with barn doors with the southern section comprising open car ports.
- 1.14 Parking for the farmhouse will be behind the western part of the front boundary wall and close to the outbuilding. The gravel hardstanding area will utilise an existing area historical area of hardstanding (more recently grass has grown over this). It will be larger than this existing

hardstanding in order to meet parking guidelines and provide appropriate manoeuvring space, so that cars can enter and exit the site in forward gear.



Proposed Site Plan

- 1.15 A native hedge will extend around this parking area to delineate it from the drive and the rest of the land. This will provide some screening and softening of this part of the Site.
- 1.16 The existing rubble track will be utilised to provide vehicle access to the carport, with associated gravelled area in front to provide appropriate manoeuvring space.
- 1.17 This proposal follows pre-application submissions and a subsequent site meeting with the Principal Conservation Officer (see section 4.0).
- 1.18 The full planning application and Listed Building application seeks consent for:
 “Proposed alterations and conversion of barn to residential; proposed carport and parking; alterations to access”.

2.0 NEARBY RELEVANT PLANNING HISTORY

- 2.1 It is considered relevant to this application to provide reference to a nearby Site and an approved planning application for the conversion of a barn to residential:
 21/02571/FUL - Proposed alterations and conversion of barn to form residential dwelling - Lower Dodpits Farm Warlands Lane Shalfleet. Approved - 25.03.2022.

- 2.2 This application was assessed and determined under the same local plan policies as are currently in place. The NPPF has been revised since this decision, but none that would change the outcome and the principle has not changed since this application was determined.
- 2.3 Lower Dodpits Farm is situated along the same road – Warlands Lane – but further away from Shalfleet than Warlands Farm (subject of this current application) – as per the Google Image below (Warlands Farm to Lower Dodpits - approximately 860m along Warlands Lane):



- 2.4 It is noted that this application was approved following a previously refused application (20/00276/FUL) which was initially dismissed at appeal and then quashed. However, whilst the Council objected to the unsustainable location of the site and a new residential unit located within the countryside, the appeal centred on the foul drainage for the site and did not raise questions on the principle/location of the site.
- 2.5 The following paragraph from the planning officer's report for the approved barn conversion 21/02571/FUL is considered relevant to this current application:

“However, the Council considers that the relevant appeal decision, although quashed by the High Court, carries material weight relating to this specific site, due to the fact that the Court did not concern itself with the main considerations for the appeal scheme, and was limited to

the process related issues surrounding foul drainage and its impact on the nearby SPA. The conclusions drawn by the Inspector in respect of the principle of residential development were a matter of judgement, an area of planning decisions that is rarely considered by the Courts”.

3.0 PLANNING POLICY

National Policy

3.1 National Planning Policy Framework

- The following sections are relevant to this proposal:
- Section 12 - Achieving well-designed places.
- Section 15 - Conserving and enhancing the natural environment.
- Section 16 - Conserving and enhancing the historic environment.

3.2 **Paragraph 84 of the NPPF states that:**

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

(a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

(b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

(c) the development would re-use redundant or disused buildings and enhance its immediate setting;

(d) the development would involve the subdivision of an existing residential building; or

(e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

3.3 Paragraph 84, parts b) and (c) are both appropriate and a significant consideration for this proposal.

3.4 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11 d) states that for decision-taking that where there

are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date*, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

* This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

3.5 Paragraph 202 of the NPPF states:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

3.6 Paragraph 208 of the NPPF states:

3.7 *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.*

3.8 **The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)**

Development Plan Policy

3.9 **Island Plan Core Strategy**

The following policies are relevant to this proposal:

- SP1 Spatial Strategy
- SP5 Environment
- DM2 Design Criteria for New Development
- DM11 Historic and Built Environment
- DM12 Landscape, Seascape, Biodiversity and Geodiversity

3.10 Policy DM11 states that the Council will support proposals that positively conserve and enhance the special character of the Island’s historic and built environment. Development proposals will be expected to:

- Deliver economic led regeneration.
- Relate to the continued use, maintenance, rescue/refurbishment, repair and re-use of heritage assets and historic places, especially where identified as being at risk, or likely to become at risk.
- Relate to the conservation, enhancement and enjoyment of the Island's heritage assets and public realm.
- Consider and balance the relationship between the quality of place, economic, social and environmental characteristics.
- Be informed by sufficient evidence to reveal impacts upon the significance of heritage assets and their settings which may include the Council's Conservation Area Appraisals and Management Plans and the Local List Supplementary Planning Document.

3.11 **Shalfleet Parish Council Sustainable Housing Survey 2013**

3.12 A survey of residents of the parish was carried out in 2012 designed to identify housing needs over the next 5 years. It is noted that this was over 13 years ago and is now significantly out of date. It is also noted that there was a low response rate.

4.0 PRE-APPLICATION ENGAGEMENT

4.1 The application has evolved following a recent gold-level pre-application submission with the Council. This included a site meeting with the Council's Principal Conservation Officer, the architects and the applicant. This followed two previous pre-application submissions. The main points made by the Council on these were:

- The principle of the conversion of the barn to tourist accommodation is acceptable (the original pre-application query).
- The principle of the conversion of the barn to a separate residential dwelling is acceptable.
- Reference to a recent appeal for a similar conversion at Dodpits Lane and the Inspectors findings (as per reference to the appeal above – Section 2).
- The alterations proposed to the barn are considered sensitive, in terms of external appearance and internal layout/planform.
- Consideration will need to be given to the need to insulate the roof and any subsequent impact upon the design/depth of the roof and how this would be handled.
- Replacing the corrugated roof with slate would be acceptable providing this doesn't require major structural intervention to accommodate the additional load.

- An engineer's report is likely to be required for this and the works to the floor and walls [a structural report accompanies this application].
- Needed to avoid residential paraphernalia around the building which would exaggerate its functional and physical independence from the other buildings of the farm.
- Care given to the sub-division of the plot, particularly with regards boundary treatments and hardstanding.
- Concerns of the proposed new and separate access to the farmhouse and impacts on the listed farmhouse. Suggests that the existing access is utilised to provide access for the converted barn and the farmhouse with parking alongside the existing outbuilding situated at the boundary with the farmhouse [Revised plans now propose this].
- Subsequent revisions were made to remove the separate/new access and to utilise the existing access with a parking area and carport.
- Feedback that hedging would be appropriate to define the parking area and drive.
- Ensure no impacts on ecology/protected species [an ecology survey was subsequently undertaken, and a bat and owl report accompany this application].

5.0 PRINCIPLE OF CONVERSION

- 5.1 The current Local Plan – the Island Plan Core Strategy – is coming towards the end of its life and now has out of date policies relating to housing. The Emerging Local Plan - the Island Planning Strategy (IPS) – is in its infancy and therefore does not hold any weight.
- 5.2 The amount of housing and where it is anticipated to be located on the Island, is set out within the Island Plan Core Strategy. However, the Council has not delivered the amount of housing expected by Government and is not meeting its requirement for a 5-year land bank for housing.
- 5.3 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development. Paragraph 11d) states that for decision-taking that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date*, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

* This includes, for applications involving the provision of housing, situations where: (a) the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or (b) where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years.

- 5.4 The Isle of Wight Council has published documents recently which confirms this including:
- Isle of Wight Council Five-Year Land Supply Five Year Land Supply Annual Position Statement (on 1st April 2021) outlines at paragraph 7.12 that ***“the Isle of Wight Council considers that it cannot demonstrate a five-year land supply as of 1 April 2021, with only 4.0 years supply.”***
 - Housing Delivery Test & 5 Year Housing Land Supply (Briefing note; February 2022) states that the ***“the IWC cannot demonstrate a 5 year housing land supply. Therefore in line with paragraph 11 (d) of the NPPF we have to apply the ‘presumption in favour of sustainable development’ when making decisions on planning applications (see paragraph 1.6)”***.
- 5.5 As a result, the Council is the subject of the ***Presumption in Favour of Sustainable Development*** that is set out within paragraph 11 of the NPPF. This means that certain requirements of housing related policies within the Island Plan are out of date, most notably the defined settlement boundaries and the housing numbers set out within policy SP2 (Housing).
- 5.6 This matter is key, as then the application must be assessed against **Paragraph 84 of the NPPF** which states that:

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

(a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

(b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

(c) the development would re-use redundant or disused buildings and enhance its immediate setting;

(d) the development would involve the subdivision of an existing residential building; or

(e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area”.*

5.7 The proposal would come under parts b) (relating to the listed building) and c) (the re-use of a redundant building), and, as further explored in this statement, will enhance its immediate setting as it will: retain a barn worthy of retention designated a Grade II listed building; will be sympathetically converted; retaining existing windows and doors; the retention of the stone elevations and use of suitable materials (such as a slate roof); minimising further openings; will provide a suitable garden area but would not impact on the setting or character of this listed building, nor on the adjacent listed buildings and their setting.

5.8 As such, **the principle** of the conversion of a building worthy of retention, and to be converted sympathetically so as not to have an impact on its character, the reasons for its listing or on the surrounding listed buildings, nor on the wider landscape, **is acceptable**.

5.9 In terms of Paragraph 84 part b), the barn is no longer required for agriculture and when looking at alternative uses, changes in the agricultural industry have led to large numbers of rural buildings becoming surplus to requirement. The traditional rural building is now frequently used for low key storage and other nominal uses, but inevitably without an economically sustainable use, many now suffer decay which can lead to demolition or collapse. In response to the redundancy of former rural buildings, many have now been converted into other uses with residential being the primary alternative use sought. Therefore, there needs to be a new sustainable use for a traditional rural building, and at the same time helping to sustain and ideally enhance its character and contribution to the landscape, with significantly greater weight given here, to it being a listed building.

5.10 Whilst the best use for historic farm buildings is a low-key use or similar to the use for which the building was designed for, given the changes to farming and also, in this case, a significant change to the site and land under the ownership, this is not possible and so as above, the conversion to a residential use is considered to be the predominant option for reuse.

5.11 Acknowledging a previous reason for refusal for the conversion of a barn at Lower Dodpits Farm (see Section 2 above) due to that site being within the rural countryside and isolated and Local Policy SP1, as above, this is not considered relevant to this application now, given

Paragraph 11d is triggered and the presumption in favour of sustainable development. However, it should be noted that the Site is within the built form of Shalfleet, and whilst Shalfleet does not have a settlement boundary, as per the outdated Policy SP1, there is a well-used shop in close proximity, along with a church and pub and a short walk to bus stops providing a good service to Newport and Yarmouth.

5.12 Therefore, whilst the proposal would result in a dwelling that is not within one of the Council's defined settlement boundaries, it would offer some alternative travel with regards the bus service and also that there is a shop and limited services within Shalfleet.

5.13 In terms of its current function, the site is no longer a farm and as such the current barn is therefore no longer required for agricultural use.

5.14 Reference is made to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – known as GDPO. Part 3, Class Q which allows a change of use from agricultural buildings to dwellinghouses. Whilst this Site does not benefit from these rights as it is a listed building, the exclusion of these rights is to allow the LPA a control on any impacts to the heritage asset(s). However, some consideration is given to the thinking behind the Government's permitted changes of use of such barns. Guidance was issued on 05/03/2015 with Paragraph 108 of the Planning Practice Guidance (PPG):

“Is there a sustainability prior approval for the change to residential use?”

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change the use to residential”.

5.15 Neither the PPG, the NPPF nor the GDPO define impractical or undesirable, but the PPG does provide guidance and that the LPA should apply “a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would ‘not be sensible or realistic’, and undesirable reflects that it would be ‘harmful or objectionable’”.

5.16 Furthermore, Paragraph 109 of the PPG states:

“When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning

authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

When a local authority considers location and siting in this context it will not therefore be appropriate to apply tests from the National Planning Policy Framework except to the extent these are relevant to the subject matter of the prior approval. So, for example, factors such as whether the property is for a rural worker, or whether the design is of exceptional quality or innovative, are unlikely to be relevant”.

- 5.17 Again, it is acknowledged that the building is listed and therefore is precluded from benefitting from Class Q ‘permitted rights’ to change its use. However, it is the *intention* of the government through the legislation and guidance that is key.
- 5.18 The key consideration is essentially whether such a change of use would be harmful to the listed building, its setting, including the adjacent listed buildings, which it will not be, as demonstrated in the Heritage Statement and within the next section of this statement.
- 5.19 Reference must also be made to Paragraph 208 of the NPPF and the consideration of the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.20 This proposal will reduce the risks to a heritage asset by securing its future with a dwelling being its optimal viable use in support of its long-term conservation. The alterations proposed will enhance the significance of the heritage asset. Benefits do not always have to be accessible to the public in order to be genuine public benefits, and in this case the works are to a listed private dwelling which will secure its future as a designated heritage asset are an overall public benefit.
- 5.21 Whilst there is no public access - the building will be for residential use, for a family to live in and potentially, in the future, for rental, and there will be some public benefit derived from continuing to offer a residential property and potentially, a rental accommodation in this location. The alterations are also seen as improvements to enhance the barn and its setting in the public domain, given that currently it appears as redundant and unused.

- 5.22 Securing the conversion of the barn with a more economically sustainable future is entirely consistent with paragraph 8c of the NPPF which sets out that sustainable development involves seeking positive improvements in the quality of the natural, built and historic environment. On this basis the less than substantial harm is clearly outweighed by the benefits of the proposal.

6.0 DESIGN & LANDSCAPE

- 6.1 As per Appendix 1, which sets out the site and nearby designations, other than the listed building designations, the site is not within any other designations, nor specifically close to any. The National Landscape (AONB) is approximately 285m to the north and the other side of the built form of Shalfleet.
- 6.2 The barn is a Grade II Listed Building and therefore it is worthy of retention. Consideration must also be given to whether the barn is suitable for conversion to residential use.
- 6.3 This is a test in the interests of the levels of residential amenity that any prospective occupier could be expected to be afforded, but also, as per policies DM2 and DM11, it is a test in the interests of the character and appearance of the building and its surroundings.

Is it capable of conversion?

- 6.4 To demonstrate a conversion of any traditional rural building is possible, evidence must be provided in the form of a structural survey to demonstrate that the building is structurally sound, large enough and capable of accommodating the conversion.
- 6.5 A Structural Survey/Inspection (Elmstone Engineering Ltd. 25 March 2024) has been undertaken and accompanies this application. This concludes that the Barn is in a reasonable structural condition but will need some localised remedial works such as strengthening, suggesting purlin bearings to the gables and repairs to localised timber defects. As such, the Barn is suitable for conversion to residential accommodation.

The alterations to the barn

- 6.6 The Heritage Statement provides a full description and assessment of the proposed alterations. However, the barn will be converted to a three/four bedroom dwelling. The existing openings will be utilised for the fenestration and the external appearance of the barn will not differ significantly. There would be a new roof to replace the existing iron corrugated roof, however, this existing roof material would not have been an original feature. The use of slates for the replacement roof would be in keeping with the character of this barn and the

adjacent buildings and farmhouse, noting that the Heritage Statement concludes that this is a positive change (likely changing the material back to what it was previously).

- 6.7 Insulation and internal alterations will not affect the external appearance. Internally, the space has been divided sympathetically with first floor elements to either end, with the main central area being vaulted to maintain the sense of height and space of the existing barn and to highlight the roof trusses, seen as having a significant impact to the heritage value of the barn.
- 6.8 Some elements of timber cladding/timber panels are proposed which tie into the once working farm and agricultural nature of the barn and also enhancing the appearance of the existing concrete lean-to.
- 6.9 As set out in the Heritage Statement, the proposed alterations to the barn to convert it into a residential use will not result in any adverse impacts on the Listed building or its setting, nor on the adjacent listed building (the farmhouse) and its setting and thus is seen as only having less than substantial harm (the lowest end of the scale).

Street scene and Landscape

- 6.10 The barn is set back from the road with an area of grass in between the barn and the stone wall which extends along the front boundary. Whilst there will be external changes to the barn which will be seen from Warlands Lane, as discussed above and within the Heritage Statement, these will be sympathetic to the character of the building and the setting of both this and the farmhouse (as discussed above and in the Heritage Statement).
- 6.11 Furthermore, the existing outbuildings situated to the front of the site, along with the main farmhouse building, provide significant screening of the barn when viewed from Warlands Lane, so the main views of the application barn are mainly from immediately to the front of the Site.
- 6.12 Care has been given to the parking area created towards the front of the Site to serve the farmhouse. Native hedging along the drive and inside of the front boundary wall, along with the wall, will provide some screening and softening of this area, and this approach follows pre-application advice with the Council's Principal Conservation Officer. It is also noted that whilst currently grass, under this there is a hardstanding area, so historically much of this area was hardstanding, noting that the Heritage Statement refers to "*the likelihood of much of this area being hardstanding functioning as a central courtyard in its historic use as a working farm*".



- 6.13 A carport is proposed to the rear of the existing stone outbuilding which extends along the eastern boundary. This has been designed as a traditional barn-style car port with timber posts and a pitched slate roof and will be situated on the base of the building that was previously situated here. There are remnants of the previous gable end, indicating the previous building extended from the outbuilding still in situ, some 18m. The proposed carport structure will occupy the same footprint as this previous building and is designed to appear traditional and sympathetic to the existing buildings on site.



Location of the car port to the rear of the stables building

- 6.14 The carport will be situated on an existing concrete base which was a floor for a former building. The design is in keeping with the traditional form of the barn, albeit any views from public areas (the road) will be well-screened from most views by the existing stone building.



Views of the Site from Warlands Lane

- 6.15 The carport structure will reduce visual impacts by housing parked cars for the farmhouse and also the storage sections will reduce the need for further sheds and storage areas, thus reducing the domestic paraphernalia.
- 6.16 The main garden area will be to the rear of the barn and is well-screened from the road and any other public viewpoints by the barn itself, and by the boundary trees and vegetation. This

will ensure that the frontage will remain free of residential paraphernalia, which was a point raised by the Council in the pre-application response. Appendix 3 shows the nearby Public Rights of Ways (PROWS) and any views of the barn are well screened by these trees and by other buildings.

- 6.17 The existing stone boundary wall with brick piers will be altered to provide a slightly wider entrance, required to improve the access for modern day use and highway safety (see section 7.0). The wall will be reconstructed with the existing materials (with the brick piers) to maintain the appearance. The loss of approximately 1.5m of wall will not be discernible and will not result in any adverse impacts to the Site and its setting.



Access to be widened

- 6.18 As such, the design of the conversion and the roof alterations would be in keeping with the existing adjacent buildings with the use of traditional materials which will ensure that the alterations and conversion of the barn will not appear overly prominent or out of character with the existing built form.
- 6.19 The proposed carport structure is in keeping with the traditional nature of the Site and parking has been located appropriately, where the existing boundary wall and outbuilding along with landscaping will provide screening and therefore will not dominate the Site, nor impact on the setting of the listed buildings or the street scene.
- 6.20 As discussed within the Heritage Statement, the proposal will only have minor (not significant) harm to the listed building. As such, the proposal will not detrimentally impact upon the rural character of the village street scene, the setting of the listed buildings and as such is in accordance with Policies DM2, DM11 and DM12 of the Island Plan Core Strategy.

7.0 ACCESS CONSIDERATIONS

Degree of access

- 7.1 Warlands Farm is located within the built form of the village of Shalfleet and there is pedestrian access to the nearby shop via a pavement on the opposite side of Warlands Lane. A church and a pub are within walking distance.
- 7.2 Within walking distance on the main road (A3054) are bus stops which provide bus services to Newport and Yarmouth/Freshwater.
- 7.3 The vehicular access serves both the barn and the existing farmhouse. The farmhouse has a separate pedestrian access.
- 7.4 The vehicular access will be retained and improved and used for access for both the converted barn and the farmhouse. The improvements include widening the entrance which involves the removal of a small section of the stone wall to either side. This will significantly improve the access for two dwellings. Currently, there are some difficulties turning right into the Site, when entering from the west, with the need to manoeuvre back and forwards (particularly with regards a larger vehicle). The opening is too narrow, creating a tight turn. The turn into the drive is further restricted by cars parked on the road opposite the drive. The slight widening of this access will provide a significant improvement to the access and allow vehicles to enter into the site in one movement.
- 7.5 As one dwelling, this is easier to manage, but with the proposal being for two separate dwellings, the widened access is required to enhance highway safety. This change also allows for better emergency vehicle access and maintenance and services vehicles. And as discussed above, the slight change to the boundary wall will not result in any adverse impacts on the street scene, wider landscape or on the setting of the listed buildings.
- 7.6 The access provides good visibility in both directions.
- 7.7 This access is relatively flat and provides level access to both dwellings, suitable for all users.
- 7.8 Access into the barn will be via the main door within the front elevation or to the rear.

Future access requirements

- 7.9 As stated, no changes are proposed externally which will alter the existing access to the building. There is ample space for any future alterations should any access requirements change in the future.
- 7.10 The proposed internal alterations will provide a cohesive internal space and provide access for all potential users, including a bedroom, bathroom and other facilities at ground floor level.

Emergency access

- 7.11 The altered access from Warlands Lane will provide an improved access for emergency services.

8.0 ECOLOGY

- 8.1 The Site is not within any designations. A Site of Importance for Nature Conservation (SINC) is situated some distance away – approximately 270m to the west, with the main garden of the farmhouse, a field and Warlands Road in-between.
- 8.2 A Preliminary Roost Assessment (PRA) and barn owl survey was undertaken with a full exterior and interior inspection of the barn. This accompanies the application (E3S Consulting Ltd October 2023).
- 8.3 This concluded that there was no evidence to suggest that bats use the building and the building's bat roost potential has been deemed negligible and no further surveys have been recommended.
- 8.4 The building is constructed of a tin roof, stone, brick, and timber with few voids. The PRA concluded that no further surveys are required due to the building having negligible roost suitability.
- 8.5 A Barn Owl was seen to be using the building, though there was no evidence of breeding. On this basis the building is considered to be an occasional roost.
- 8.6 Mitigation has been suggested and it is considered that a planning condition can be imposed which require such mitigation.

9.0 NITRATES

- 9.2 The overall Site is served by the mains sewer which will be utilised by the new dwelling. However, Southern Water has confirmed that this is served by Shalfleet WWTW and thus does not discharge to Sandown WWTW and therefore as per the Council's Position Statement, Shalfleet is not one that is excluded as it outflows into the Solent.
- 9.3 A such, a Nitrate Budget Calculator has been undertaken. This shows the annual nitrogen nutrient export for the Site will be 3.07 kg TN/year.
- 9.4 Whilst there is scope for planting on the land – this would require 0.33 ha, it is considered appropriate in this instance to purchase nitrate credits. This can be secured by a Unilateral Undertaking.

- 9.5 Contact has been made to two parties who manage land providing nitrate credits and which are both within this relevant river catchment area. Both confirm there are credits available to meet the required mitigation.

10.0 OTHER MATERIAL PLANNING CONSIDERATIONS

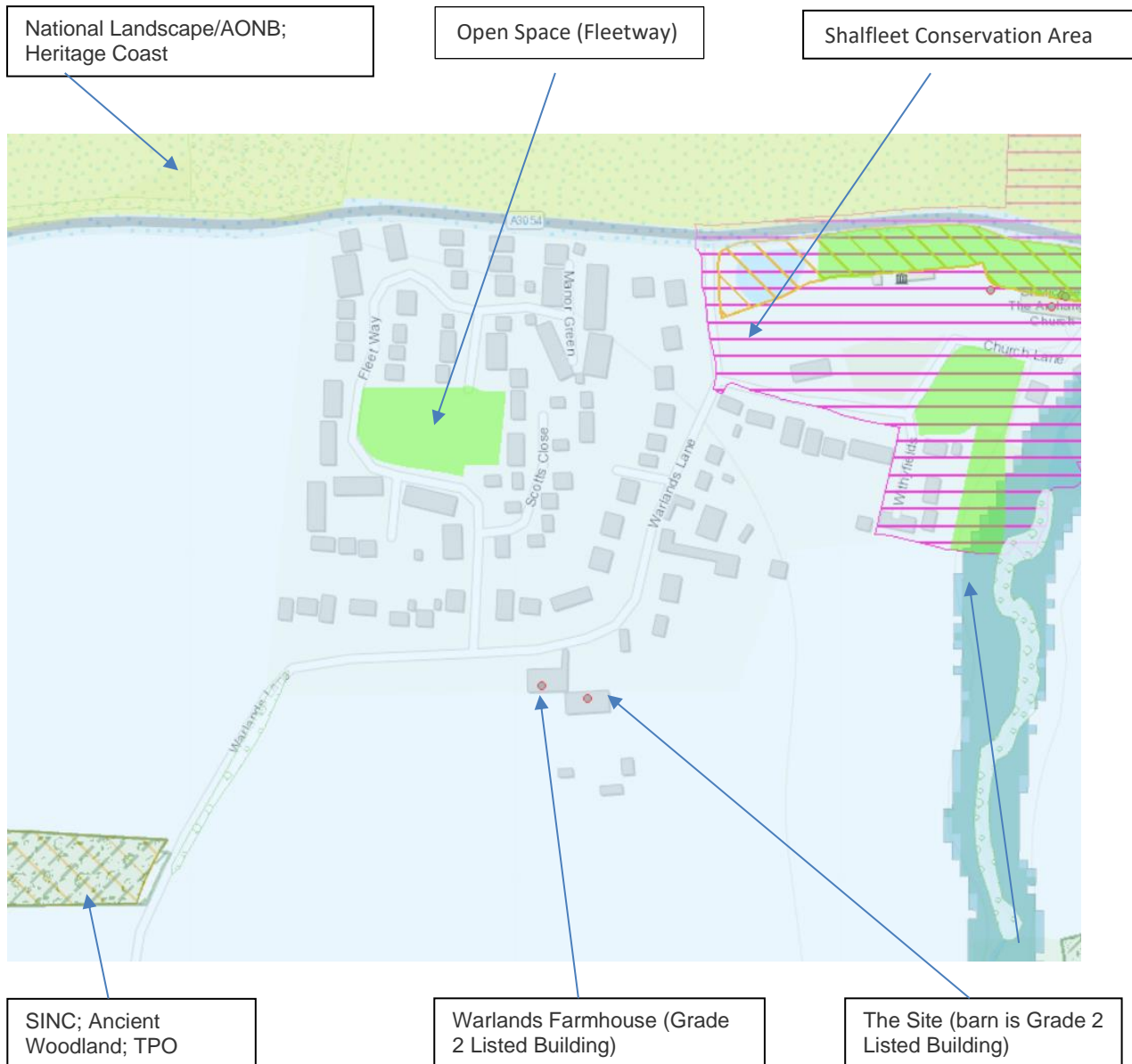
- 10.1 The overall site will be subdivided and whilst the barn is relatively close to the farmhouse, there is a clear separation with an existing boundary wall, trees and vegetation along the common boundary, providing a clear demarcation. The barn is offset and there will be minimal views between the two buildings and their main garden areas so that proposal will result in an appropriate subdivision so that neither dwelling will impact on each other in terms of privacy.
- 10.2 There is some distance to the other neighbours so there be no harm to any neighbouring properties, in accordance with Policy DM2 of the Island Plan Core Strategy. This can be given positive material weight.

11.0 CONCLUSION

- 11.1 The proposal seeks planning and listed building consent to convert a redundant barn into a separate residential unit.
- 11.2 The Council is the subject of Presumption in Favour of Sustainable Development, as per paragraph 11 of the NPPF. This means that certain requirements of housing related policies within the Island Plan are out of date, most notably the defined settlement boundaries and the housing numbers set out within policy SP2 (Housing).
- 11.3 As such, the application must be assessed against Paragraph 84 of the NPPF. The conversion would therefore meet Paragraph 84 parts b) *the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets* AND (c) *“the development would re-use redundant or disused buildings and enhance its immediate setting”*.
- 11.4 Whilst there would be some external changes including the roof alterations, the conversion will be sympathetic and enhance both the building itself and its setting and the setting of the nearby listed buildings, including the farmhouse.
- 11.5 The internal layout will not impact on the external appearance and extension whilst preserving and maintaining the historic fabric and providing a modern home that respects the historic

- value of the site. It is concluded that these changes would not result in any significant harm to the listed building.
- 11.6 The associated development – the carport structure and parking areas – are designed to be sympathetic to the setting of the Site and wider landscape, whilst also utilising existing built form (the carport located on the base of a former building and the parking on existing hardstanding).
- 11.7 The site will be suitably subdivided with appropriate garden areas for both the farmhouse and the converted barn.
- 11.8 As set out in the accompanying Heritage Statement, the proposal will not harm the listed buildings or their setting. Nor will they result in any impacts on the nearby listed buildings, or their setting. The proposal will extend the longevity of the building, preserving the historic elements and improving the heritage asset to ensure its future is retained
- 11.9 The site is set back from both Warlands Lane and whilst the alterations, conversion and associated proposed carport structure and parking will be noticeable, they will turn a barn, worthy of retention and which is currently redundant into a dwelling, and as above, the changes are sympathetic to the building and to the Site and there will be no harm to the street scene or the wider landscape.
- 11.10 The widening of the access will not adversely impact on the heritage asset and will not be discernible within the street scene but is required to improve the access and increase highway safety.
- 11.11 Given the position of the barn and the separation distance to other residential properties, there will be no harm to any neighbouring properties, including to any future occupiers of the farmhouse (and vice versa).
- 11.12 The proposal complies with Island Plan Core Strategies, the NPPF and The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015, and there are no technical reasons or any harmful impacts that make this conversion and alterations unacceptable.

Appendix 1 - Extract of Island Plan Core Strategy Proposals Map



Legend	
	Area of Outstanding Natural Beauty
	Open Space (2010 Audit)
	Listed Building
	Conservation Area
	Site of Importance for Nature Conservation (SINC)
	Tree Preservation Orders (TPO)
	Area TPO
	Flood Zone 2
	Flood Zone 3

Appendix 2 – Site Photos

Site

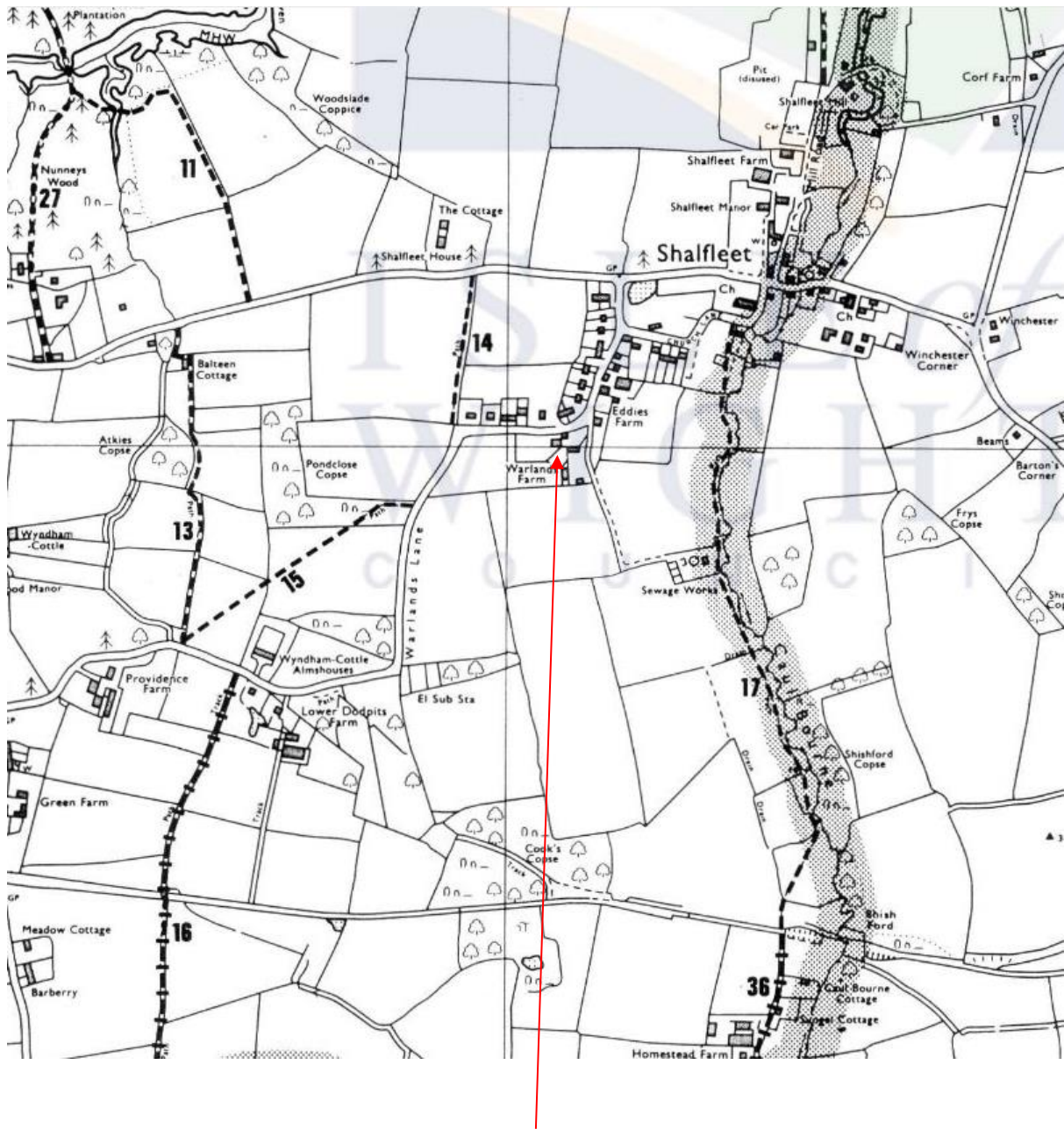




Access and Parking Area



Appendix 3 – Nearby Public Rights of Ways (PROWs)



The Site

Appendix 4 – Historic England’s formal listings

Barn at Warlands Farmhouse

List Entry Number: 1209382

Date first listed: 28-Mar-1994

Grade II

Barn. Probably late C18. Built of stone rubble with roof now covered in corrugated iron. 2 cart entrances. 5 bay barn with roof having 2 tiers of through purlins. Included for group value.

Warlands Farmhouse

List Entry Number: 1291379

Date first listed: 28-Mar-1994

Grade II

Farmhouse. Early C19. Built of Isle of Wight stone rubble with brick dressings. Slate roof with end brick chimneystack. Built with its back to the road. 2 storeys 3 windows. Front elevation has 12 pane sashes in cambered architraves. C19 stock brick porch with round-headed arch and gabled slate roof. C20 door. 1 storey stone rubble brewhouse attached to right with brick chimney and roof now covered in corrugated iron. L wing to rear.

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